

Date: June 14, 2012

Sammamish Planning Commission
City of Sammamish
Sammamish, WA

Re: Erosion Hazard Area & Erosion Hazards Near Sensitive Water Bodies

Dear Planning Commission,

We live at 4060 212th Way SE Sammamish WA 98075. Parcel number 1724069010 and is approximately 8 acres. Our property is located in the EHNSWB overlay, and is located within the no-disturbance area within the overlay.

Given the size of our parcel it seems reasonable that we should be able to construct outbuildings; like a barn, woodshed, riding ring, however, we can do nothing on the property, not even clear brush. In fact, if our septic system failed we could not even run a sewer line to our house due to the restriction.

We would suggest the following changes to the EHNSWB:

1. Ability to repair and/or build additional outbuilding as long as storm water issues are mitigated onsite using existing published best available science methodology.
2. Due to advancements in erosion control technology the severely restrictive nature of the EHNSWB are no longer necessary. In addition, with appropriate storm water management development density and construction on slopes of less than 40% should not be limited.
3. We should be allowed to subdivide our property if best available published science can support that the subdivision would not cause any additional erosion hazards.

Regards, Robert Kapela



EXHIBIT NO. 134.